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STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

THADDEUS L. COHEN, AIA
Secretary

September 9, 2005

Mr. Dan Matthys, AICP, Director
Planning and Development Department
1101 East First Street
Sanford, Florida 32771-1468

Dear Mr. Mathys:

The Department has reviewed your letter of June 28, 2005, which outlines the major issues for the County's Evaluation and Appraisal Report (EAR). The Department agrees with the summary of the issues as set forth by the County. This letter serves as confirmation of our understanding.

The EAR should address the evaluation requirements of Sections 163.3191(2)(a)-(p), Florida Statutes (F.S.), as applicable. The County should be aware of newly-enacted legislation (Florida Senate Bill 360, now codified as Chapter 2005-290, Laws of Florida) amending Chapter 163, Part II, F.S., including EAR requirements. As of July 1, 2005, all evaluation and appraisal reports must address, as applicable, three new evaluation topics: Section 163.3191(2)(o), F.S., relating to concurrency exception areas, concurrency management areas, and multimodal transportation districts; Section 163.3191(2)(p), F.S., relating to coordination of the comprehensive plan with existing public schools; and Section 163.3191(2)(l), F.S., requiring an evaluation of the success of the local government in identifying and implementing alternative and traditional water supply projects necessary to meet the local government's water supply needs. In addition to the previously mentioned evaluation requirements, the County should include a summary of the public participation program and activities undertaken in preparing the EAR (see Section 163.3191(2)(j), F.S.).

The EAR process is an essential component of comprehensive planning for local governments in Florida. The Department greatly appreciates the County's cooperation and effort in working with us to ensure that the important issues identified in the letter of understanding

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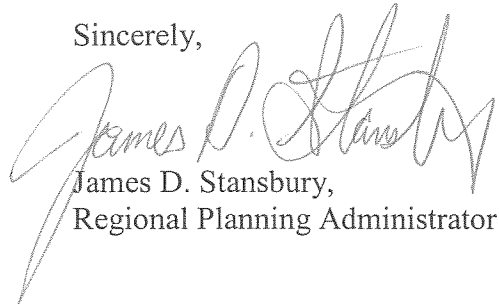
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Mr. Dan Matthys, AICP, Director
September 9, 2005
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will be addressed in the EAR. If your or your staff have any questions or need additional assistance, please contact me at (850)922-1818, or Scott Rogers, Principal Planner, at (850)922-1809.

Sincerely,

A handwritten signature in dark ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

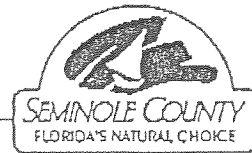
James D. Stansbury,
Regional Planning Administrator

JS/sr

Cc: Jeff Jones, Acting Executive Director, East Central Florida Regional Planning Council
Tony Walter, Assistant Planning Manager

PLANNING AND DEVELOPMENT DEPARTMENT

PLANNING DIVISION



June 28, 2005

Mr. Mike McDaniel,
Chief of Comprehensive Planning
Dept. of Community Affairs
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Letter of Understanding for the Seminole County Evaluation and Appraisal Report

Dear Mr. McDaniel:

The purpose of this letter is to identify the community issues which will serve as the focus for Seminole County during the 2006 Evaluation and Appraisal Report (EAR), consistent with Section 163.3191(2), Florida Statutes. The County developed this list through public input, a Scoping Meeting held with the Seminole County Land Planning Agency/Planning and Zoning Commission, an Inter-Agency Meeting, input from the Board of County Commissioners and Planning Staff. The Seminole County EAR is due September 2006.

Please do not hesitate to contact Tony Walter, Assistant Planning Manager (407.665.7375), should you have any questions or comments about this letter or the proposed EAR.

Sincerely,

Dan Matthys, AICP
Planning and Development Department Director

CC: Board of County Commissioners
J. Kevin Grace, County Manager
Donald S. Fisher, Deputy County Manager
Matthew West, AICP, Planning Manager
Tony Walter, Assistant Planning Manager
James Stansbury, DCA Regional Program Administrator for Seminole County
Jeff Jones, Acting Executive Director, East Central Florida Regional Planning Council

Attachment: List of EAR Issues

EAR ISSUES

Below is a list of key planning issues for consideration of further study through the Evaluation and Appraisal Report (EAR) Process. The County identified these issues through a public community meeting with the Land Planning Agency/Planning and Zoning Commission (LPA/P&Z), an interagency meeting with representatives of the cities, regional and state agencies, and by staff that work with the adopted Vision 2020 - Seminole County Comprehensive Plan (SCCP). Florida Statutes (F.S. 163.319(2)(e)) requires in the EAR process, the "identification of major issues and, where pertinent, the potential social, economic, and environmental impacts of these issues." Seminole County has identified the following issues:

1. Neighborhood Protection

- A. Staff will analyze the Goals, Objectives and Policies of the SCCP relating to infill or redevelopment of vacant properties. These vacant properties may be in either the designated Urban or Rural Areas. Compatibility of uses is of special interest.
- B. Staff will analyze the rehabilitation and retrofitting of neighborhood infrastructure will be evaluated for application to drainage needs and roadway maintenance improvements that will help to ensure the long-lasting quality of housing in Seminole County. The County anticipates preparing a schedule to fund these improvements over time.

2. Intergovernmental Coordination

The goal in the Intergovernmental Coordination Element of the SCCP promotes the enhancement of intergovernmental coordination with cities in Seminole County, neighboring counties/cities and regional and state agencies.

- A. Staff will continue to coordinate with the cities to revise or adopt new Joint Planning Agreements or Interlocal Agreements regarding vacant/infill properties adjacent to the cities, defined transition areas (larger vacant areas adjacent to cities), compatibility of uses and enclaves (islands of unincorporated lands surrounded by city lands). Compatibility of uses for lands being annexed by cities where a land use proposed is different than the adopted County land use is of special interest.
- B. Staff will continue to coordinate water supply issues with the St. Johns River Water Management District (SJRWMD), the cities in Seminole County and other entities, adjacent counties/cities, and private providers.
- C. Staff will coordinate and enhance the use of shared parks and recreational facilities among the cities, the School Board and the County.

3. Libraries

Seminole County will evaluate the need for additional library space and the need for additional services, i.e., audiovisual services and computer rooms. Staff will also evaluate the need to change the level of service from books per capita to square footage of library space per capita.

4. Protection of designated High Intensity Planned Unit Developments (HIP)/Economic Development Target Areas for Targeted Industries

Staff will review objectives and policies in the SCCP and provide direction on preserving valuable vacant lands for targeted industries for long term economic return to Seminole County. Valuable vacant lands that are developed into target industries, such as high tech industries, provide employment and long term economic stability for the County. To date, residential uses have been allowed to develop in the High Intensity Planned Unit Development/Economic Development Target Areas. Staff will evaluate the need for additional residential uses in these areas and examine whether the County should enhance existing policies (see, e.g. FLU Policy 5.6 - The Higher Intensity Planned Development land use designation is designed as a mixed use category which combines an aggressive strategy to attract specific "target industry," minimize urban sprawl, provide affordable housing opportunities, and alternative transportation strategies) to protect these valuable vacant lands for targeted industries.

5. Infill Development and Redevelopment

Staff will measure the effectiveness of the County's infill development and redevelopment initiatives and SCCP policies. The County, due to the growth in the last twenty years, is reaching "build-out", meaning fewer vacant lands in the Urban Area. Redevelopment of existing uses and infill of vacant, skipped over lots becomes more prominent and special attention, such as insuring compatibility to existing uses or appropriate utilization of small lot sizes, is needed to accommodate this type of growth. Staff will analyze the SCCP to address:

- A. Infill adjacent to existing residential uses (Neighborhood Protection issue), and
- B. Redevelopment issues, i.e., US 17/92.

6. Make the Comprehensive Plan more Accessible and Understandable

- A. Demonstrate that through the SCI-NET process (a proposed Seminole County program to digitize County processes and documents for easier access and linkage of documents) the SCCP will be easier to understand and navigate.
- B. Staff will evaluate ways to write policies that are more easily understood.
- C. Staff will evaluate the SCCP to identify policies that need to be amended for consistency with State regulations.
- D. Staff will review the SCCP to ensure that the content of the policies are appropriate as guiding principles or are more applicable to be addressed in Land Development Code regulations.

7. Affordable Housing

Staff will determine the effect of development trends, i.e., large house sizes, and policies in the SCCP on the availability of housing options for moderate, low income and very low income families.

8. Drainage Needs

Evaluate the success of correcting drainage deficiencies identified in the completed Drainage Basin Plans and review the progress to meet Total Maximum Daily Load (TMDL) strategies (the amount of pollution reduction needed) for Lake Jesup, which has been identified as an impaired surface water body.

Required Special Topics by the Department of Community Affairs:

Schools

Staff will conduct an assessment of the efforts to coordinate future land uses and residential development with the capacity of existing and planned schools, establishing consistent and appropriate population projections with the School Board, and assisting the School Board in planning and siting of new schools.

Water Supply Plan

The Planning Division prepared a draft Water Supply Plan last year as required by State Statutes. Once the St. Johns River Water Management District completes the Regional Water Plan, Planning Staff will update the County's draft Water Supply Plan and will address the initial comments provided by the District during the first review of the document. Staff intends to complete the Water Supply Plan this year unless legislation is passed that changes the date of submission again.